Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

July 23, 1973

Board of County Commissioners, Courthouse, Bozeman
City-County Planning Department, Courthouse, Bozeman
City-County Health Department, Box 639, Bozeman
Mr. Fletcher Newby, Environmental Quality Council, Helena
Department of Intergovernmental Relations, Division of Planning and Economic Development, Helena
Montana Conference Association of Seventh Day Adventist, c/o Survco, Inc., 103 Commercial Drive, Bozeman
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, 930 East Lyndale, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for Bear Creek Subdivision in Gallatin County. This is submitted for your review and comments.

If you have any questions or comments, please feel free to contact this office.

Very truly yours,

A. P. Keppner

A. P. Keppner, Soils Scientist
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

July 23, 1973

Impact Assessment

20.061-Acre Tract in Sec. 14, T2S, R6E, MPM
Bear Creek Subdivision
Gallatin County

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner,
Soils Scientist

TYPE OF ACTION: Negative

LOCATION: 20.061-acre tract in Section 14, Township 2 South, Range 6 East, MPM, Gallatin County, Montana.

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property known as Bear Creek Subdivision.

PERTINENT INFORMATION: Tract would be subdivided into seven lots. It is located about three miles east of Bozeman, Montana and bordered on the north by U. S. Highway No. 10 and on the south by Interstate 90.

COMMENTS:

1. Environmental Impact: None foreseen as the two adjoining highways create this small tract that is unadapted to uses other than residential or commercial development. The size, difficulty of access and rolling topography make it impractical for agricultural production.

2. Adverse Environmental Effects: None

3. Alternatives:

   a. Remove sanitary restriction.
   b. Not remove sanitary restriction.

4. This division action considered not significant.

   Basis for decision: The soil and water conditions are suitable for individual water and sewer systems on the site without possibility of contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

July 26, 1973

Board of County Commissioners, Courthouse, Billings
City-County Planning Board, Courthouse, Billings
Mr. Allen Bond, Sanitarian, 205 Courthouse, Billings
Environmental Quality Council, Helena
Fish and Game Department, Helena
Department of Intergovernmental Relations, Division of Planning, Helena
Alf Hulteng, Branch Office, Box 20296, Billings
Fred R. Besel, Jr., 913 South 28th, Billings
Ric Graetz, Box 894, Helena
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, 930 East Lyndale, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for TR 20 B, Besel Subdivision located in Yellowstone County, Montana.

If you have any questions, please let us know.

Sincerely yours,

A. P. Keppner

A. P. Keppner, Soils Scientist
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

July 26, 1973

Impact Assessment

TR. 20 B, Besel Subdivision
Yellowstone County

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner,
Soils Scientist

TYPE OF ACTION: Negative

LOCATION: One-acre lot, TR. 20 B, Besel Subdivision situated in the E 1/2, NW 1/4, Section 14, Township 1 North, Range 26 East, MPM, Yellowstone County, Montana.

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property

PERTINENT INFORMATION: Single lot in the Billings Heights

COMMENTS:

1. Environmental Impact: None foreseen as this is half of a lot in a residential area. The reduced lot size exceeds minimum standards.

2. Adverse Effects: None

3. Alternatives:

   a. Remove sanitary restriction
   b. Not remove sanitary restriction

4. This division action not considered significant.

   Basis for decision: The soil and water conditions are suitable for individual water and sewer systems on the site without possibility of contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

July 25, 1973

Board of County Commissioners, Courthouse, Billings
City-County Planning Board, Courthouse, Billings
Mr. Allen Bond, Sanitarian, 205 Courthouse, Billings
Environmental Quality Council, Helena
Fish and Game Department, Helena
Department of Intergovernmental Relations, Division of Planning, Helena
Alf Hulteng, Branch Office, Box 20296, Billings
Fred R. Besel, Jr., 913 South 28th, Billings
Ric Graetz, Box 894, Helena
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, 930 East Lyndale, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for TR. 20A, Besel Subdivision located in Yellowstone County, Montana.

If you have any questions, please let us know.

Very truly yours,

A. P. Keppner

A. P. Keppner, Soils Scientist
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

July 25, 1973

Impact Assessment

TR. 20 A, Besel Subdivision
Yellowstone County

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner,
Soils Scientist

TYPE OF ACTION: Negative

LOCATION: One-acre lot, TR. 20A, Besel Subdivision situated in the E 1/2, NW 1/4, Section 14, Township 1 North, Range 26 East, MPM, Yellowstone County, Montana.

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property.

PERTINENT INFORMATION: Single lot in the Billings Heights

COMMENTS:

1. Environmental Impact: None foreseen as this is half of a lot in a residential area. The reduced lot size exceeds minimum standards.

2. Adverse Effects: None

3. Alternatives:

   a. Remove sanitary restriction
   b. Not remove sanitary restriction

4. This division action not considered significant.

   Basis for decision: The soil and water conditions are suitable for individual water and sewer systems on the site without possibility of contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

August 6, 1973

Board of County Commissioners, Courthouse, Columbus
City-County Planning Department, Courthouse, Columbus
C. H. Swanson, Jr., M.D., County Health Officer, 27 No. 4th, Columbus
Mr. Rodney Fink, Sanitarian, Courthouse, Columbus
Environmental Quality Council, Helena
Fish and Game Department, Helena
Department of Intergovernmental Relations, Planning and Economic Development, Helena
Alf Hulteng, P.E., Branch Office, Box 20206, Billings
Mr. David Sample, 1116 1/2 North 26 Street, Billings
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, Helena
Ric Graetz, Box 894, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for Birdhead Ranch Tracts 21 and 22 located in Stillwater County.

If you have any questions, please let us know.

Sincerely yours,

A. P. Keppner

A. P. Keppner, Soils Scientist
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

August 6, 1973

Impact Assessment

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner
Soils Scientist

TYPE OF ACTION: Negative

LOCATION: 1.613 acres located in the NW 1/4 SW 1/4 Section 8, Township 4 South, Range 17 East, MPM, Stillwater County, Montana. It borders a county road and the Stillwater River.

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property known as Birdhead Ranch Tracts 21 and 22.

PERTINENT INFORMATION: The two lots would be used as a site for one residence. The plat survey extends to the middle of the river.

COMMENTS:

1. Environmental Impact: None foreseen as tract was previously a homestead site.

2. Adverse Environmental Effects: None, provided absorption field drain tiles are installed parallel to and near the county road to maintain a 100-foot distance between them and the river.

3. Alternatives

   a. Remove sanitary restrictions
   b. Not remove sanitary restrictions

4. This division action not considered significant.

   Basis for decision:

   The soil and water conditions are suitable for on-site water and sewage systems without contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

July 6, 1973

Board of County Commissioners, Courthouse, Missoula
City-County Planning Board, Courthouse, Missoula
City-County Health Department, Courthouse Annex, Missoula
Mr. Fletcher Newby, Environmental Quality Council, Helena
Montana Fish and Game Department, Helena
Department of Intergovernmental Relations, Planning and Economic Development Division, Helena
Mr. Oscar M. Patten, 1510 Khanabad Way, Missoula
Sorenson and Company, Box 530, Missoula
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for East Rattlesnake Addition No. 2 located in Missoula County, Montana. This is submitted for your review and comments.

If you have any questions or comments, please feel free to contact this office.

Very truly yours,

A. P. Keppner

A. P. Keppner
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

July 6, 1973

Impact Assessment

East Rattlesnake Addition No. 2 in NW 1/4, NE 1/4
Section 14, T 13 N, R 19 W., MPM
Missoula County

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner

TYPE OF ACTION: Negative

LOCATION: East Rattlesnake Addition No. 2 in NW 1/4, NE 1/4, Section 14, Township 13 North, Range 19 West, MPM, Missoula County, Montana

DESCRIPTION OF PROPOSED ACTIONL Remove sanitary restriction from property.

PERTINENT INFORMATION: 1.868 acre subdivision divided into five (5) lots located 1-1/2 miles northeast of Missoula, Montana

COMMENTS:

1. Environmental Impact: None foreseen in light of urban development of all lands surrounding this small tract.

2. Adverse Environmental Effects: None

3. Alternatives:

   a. Remove sanitary restrictions
   b. Not remove sanitary restrictions

4. This division action considered not significant

   Basis for decision: Water to be supplied by the Montana Power Company through their Missoula municipal supply system. The soil and water conditions are suitable for individual water and sewer systems on the site without possibility of contamination of groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

August 3, 1973

Board of County Commissioners, Courthouse, Livingston
City-County Planning Department, Courthouse, Livingston
R. A. Bray, M.D., County Health Officer, 121 So. Third, Livingston
Mr. Ray Hedrick, Sanitarian, Box 109, Livingston
Environmental Quality Council, Helena
Montana Fish and Game Department, Helena
Department of Intergovernmental Relations, Division of Planning and Economic Development, Helena
Alf J. Hulteng, P.E., Branch Office, Box 20296, Billings
Mr. Edwin Baker, 410 South Ninth, Livingston
Ric Graetz, Box 894, Helena
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for the Edwin Baker Tract in Park County, Montana.

If you have any questions, please let us know.

Sincerely yours,

A. P. Keppner

A. P. Keppner, Soils Scientist
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

August 3, 1973

Impact Assessment

Edwin Baker Tract
Park County

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner
Soils Scientist

TYPE OF ACTION: Negative

LOCATION: 3.501-acre tract located in the NW 1/4, Lot 2, Section 2, Township 1 South, Range 8 East, MPM, Park County, Montana.

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property

PERTINENT INFORMATION: Single lot subdivision located along the North Fork of Willow Creek. Water would be supplied by a developed spring and sewage disposal would be a sanitary pit privy with a sealed vault.

COMMENTS:

1. Environmental Impact: None foreseen as the property has been used as a residence in the past. Therefore, there will be no change in land use.

2. Adverse Environmental Effects: None

3. Alternatives:

   a. Remove sanitary restriction
   b. Not remove sanitary restriction

4. This division action considered not significant.

   Basis for decision: The soil and water conditions are suitable for individual water and sewer systems on the site without contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

July 6, 1973

Board of County Commissioners, Courthouse, Billings
City-County Planning Board, Courthouse, Billings
O. W. Baltrusch, M.D., City Health Officer, 1224 No. 28th Street, Billings
Ed L. Stow, City Sanitarian, Box 1178, Billings
Mr. Fletcher Newby, Environmental Quality Council, Helena
Montana Fish and Game Department, Helena
Department of Intergovernmental Relations, Planning and Economic Development Division, Helena
Alf J. Hulteng, Branch Office, Box 20296, Billings
Stella A. Foote, 1207 Hillhaven Way, Billings
Mueller Engineering, 1629 Avenue D, Plaza Office Bldg., Billings
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for Foote Subdivision Second Filing, a proposed subdivision in Yellowstone County. This is submitted for your review and comments.

If you have any questions or comments, please feel free to contact this office.

Very truly yours,

A. P. Keppner

A. P. Keppner
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

July 6, 1973

Impact Assessment

Foote Subdivision Second Filing
Lots 15, 16, 17, 18, 19, 20 and 21
Situated in the E 1/2, W 1/2, Lot 4,
Section 30, Township 1 North, Range 26 East, MPM
Yellowstone County

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner

TYPE OF ACTION: Negative

LOCATION: Foote Subdivision Second Filing, Lots 15, 16, 17, 18, 19, 20 and 21, situated in the East 1/2, West 1/2, Lot 4, Section 30, Township 1 North, Range 26 East, MPM, Yellowstone County, Montana

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property.

PERTINENT INFORMATION: Subdivision within the corporate limits of Billings to be serviced by public water and sewer systems.

COMMENTS:

1. Environmental Impact: No adverse environmental effects foreseen as subdivision is located in a residential area of the city and has no potential for other uses.

2. Alternatives:

   a. Remove sanitary restriction.
   b. Not remove sanitary restriction

3. This division action considered not significant.

   Basis for decision: The installation of public water and sewer systems provided by the city of Billings facilities will prevent the possibility of contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

July 27, 1973

Board of County Commissioners, Courthouse, Bozeman
City-County Planning Board, Courthouse, Bozeman
City-County Health Department, Box 639, Bozeman
Environmental Quality Council, Helena
Fish and Game Department, Helena
Department of Intergovernmental Relations, Division of Planning, Helena
James J. Jozeski, Route 1, Box 233, Bozeman
Ken Porter, 502 South Grand, Bozeman
Ric Graetz, Box 894, Helena
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, 930 East Lyndale, Helena

Gentlemen: The enclosed environmental impact assessment has been prepared for Block 3, Lot 3, Lake Subdivision #2 located in Gallatin County, Montana.

If you have any questions, please let us know.

Sincerely yours,

A. P. Keppner

A. P. Keppner, Soils Scientist
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

July 27, 1973

Impact Assessment

Block 3, Lot 3
Lake Subdivision #2
Gallatin County

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner
Soils Scientist

TYPE OF ACTION: Negative

LOCATION: 2.5966-acre, single-lot platted as Lake Subdivision #2, Block 3, Lot 3 located in the SW 1/4, Section 22, Township 1 South, Range 5 East, MPM, Gallatin County, Montana.

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property.

PERTINENT INFORMATION: Single lot in established subdivision about five miles northwest of Bozeman, Montana.

COMMENTS:

1. Environmental Impact: None foreseen as lot has been used as a residence since 1967.

2. Adverse Environmental Effects: None

3. Alternatives:

   a. Remove sanitary restriction
   b. Not remove sanitary restriction

4. This division action considered not significant.

   Basis for decision: The soil and water conditions are suitable for individual water and sewer systems on the site without contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

July 30, 1973

Board of County Commissioners, Courthouse, Hamilton
City-County Planning Board, Courthouse, Hamilton
Fritz Bell, M.D., County Health Officer, Rocky Mountain Clinic, Hamilton
Frank Gessaman, Sanitarian, Courthouse, Hamilton
Environmental Quality Council, Helena
Fish and Game Department, Helena
Department of Intergovernmental Relations, Planning and Economic Development Division, Helena
Dave Nunnallee, Branch Office, Box 1031, Kalispell
George Chilcott, Stevensville
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, 930 East Lyndale, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for George A. Smith Subdivision, Block 1, a proposed subdivision in Ravalli County.

If you have any questions, please let us know.

Very truly yours,

A. P. Keppner

A. P. Keppner, Soils Scientist
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

July 27, 1973

Impact Assessment
George A. Smith Subdivision
Ravalli County

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner
Soils Scientist

TYPE OF ACTION: Negative

LOCATION: Block 1 of the George A. Smith Subidvision located in the S 1/2, S 1/2, Section 27, Township 9 North, Range 20 West, MPM, Ravalli County, Montana

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property.

PERTINENT INFORMATION: Block 1 consists of 16 residential lots adjacent to the town of Stevensville. Individual water and sewer systems are proposed. At the time the capacity of the public water and sewer systems in Stevensville are expanded, this subdivision will be annexed and served by them.

COMMENTS:

1. Environmental Impact: None foreseen as the development is contiguous to other residential areas.

2. Adverse Environmental Effects: None

3. Alternatives:

   a. Remove sanitary restriction
   b. Not remove sanitary restriction

4. This division action not considered significant.

   Basis for Decision: The soil and water conditions are suitable for individual water and sewer systems on the site without contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D
DIRECTOR

July 11, 1973

Board of County Commissioners, Courthouse, Billings
City-County Planning Board, Courthouse, Billings
O. W. Baltrusch, M.D., City Health Officer, Billings
Mr. Fletcher Newby, Environmental Quality Council, Helena
Montana Fish and Game Department, Helena
Department of Intergovernmental Relations, Division of Planning and Economic Development, Helena
Alf Hulteng, Branch Office, Box 20296, Billings
Wilbur H. and Oma Reinke, 1028 Wiloma Drive, Billings
Student Environmental Research Center, Room 212, Venture Center, Missoula
State Library, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for Heyn Subdivision, a proposed subdivision in Yellowstone County. This is submitted for your review and comments.

If you have any questions or comments, please feel free to contact this office.

Very truly yours,

A. P. Keppner

A. P. Keppner
Water Quality Bureau
Environmental Sciences Division

APK:vlf
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

July 10, 1973

Impact Assessment

16.3 Acre Tract in NE$\frac{1}{4}$, NW$\frac{1}{2}$, of Section 23,
T1N, R26E, M.P.M.
Yellowstone County

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner

TYPE OF ACTION: Negative

LOCATION: 16.3 acre tract in NE$\frac{1}{4}$, NW$\frac{1}{4}$, of Section 23, T1N, R26E, M.P.M.
Yellowstone County, Montana

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property

PERTINENT INFORMATION: Subdivision located $\frac{1}{2}$ mile east of Highway 87 and about 3/4 mile north of the Yellowstone River

COMMENTS:

1. Environmental Impact: None foreseen as subdivision is located within the area of existing urban expansion. The removal of land from agricultural production is already an accomplished fact in this area due to land economics.

2. Adverse Environmental Effects: None

3. Alternatives:

   a. Remove sanitary restriction

   b. Not remove sanitary restriction

4. This division action considered not significant

   Basis for decision: The area is served by the Billings Municipal Water System, and the soil and water conditions are suitable for individual sewer systems on the site without possibility of contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

July 26, 1973

Board of County Commissioners, Courthouse, Bozeman
City-County Planning Board, Courthouse, Bozeman
City-County Health Department, Box 639, Bozeman
Environmental Quality Council, Helena
Fish and Game Department, Helena
Department of Intergovernmental Relations, Div. of Planning, Helena
Roger Hougen, Box 1344, Bozeman
Ken Porter, 502 Grand, Bozeman
Ric Graetz, Box 894, Helena
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, 930 East Lyndale, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for Hyalite Heights Subdivision located in Gallatin County, Montana.

If you have any questions, please let us know.

Sincerely yours,

A. P. Keppner

A. P. Keppner, Soils Scientist
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

July 26, 1973

Impact Assessment
Hyalite Heights
Gallatin County

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner,
Soils Scientist

TYPE OF ACTION: Negative

LOCATION: 156.490-acre tract in the SW 1/4, Section 36, Township 2 South, Range 5 East, MPM, Gallatin County, Montana.

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property.

PERTINENT INFORMATION: Owner would divide 156.490 acres into 132 residential lots with 22.453 acres in roads and 11.179 acres of public park. Property located about 3-1/2 miles south of Bozeman, Montana.

COMMENTS:

1. Environmental Impact: The primary long-term environmental effects would result from changing highly productive irrigated agricultural land into a residential development. Estimated yields by the Soil Conservation Service are winter wheat 55 bushels per acre, spring wheat 50 bushels per acre, barley 75 bushels per acre, and alfalfa 5 tons per acre.

2. Adverse Environmental Effects; None

3. Alternatives:

   a. Remove sanitary restriction

   b. Not remove sanitary restriction

4. This division action considered not significant.

   Basis for decision: The soil and water conditions are suitable for individual water and sewer sites without contamination of the surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

July 26, 1973

Board of County Commissioners, Courthouse, Hamilton
City-County Planning Board, Courthouse, Hamilton
Mr. Frank Gessaman, Sanitarian, Courthouse, Hamilton
Fritz Bell, M.D., County Health Off., Rocky Mtn. Clinic, Hamilton
Environmental Quality Council, Helena
Department of Fish and Game, Helena
Department of Intergovernmental Relations, Div. of Planning, Helena
Dave Nunnallee, Branch Office, Box 1031, Kalispell
Ivan Howard, Red Ranch Realty, Stevensville
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, 930 East Lyndale, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for Iron Cap Ranches #2 located in Ravalli County, Montana.

If you have any questions, please let us know.

Sincerely yours,

A. P. Keppner

A. P. Keppner, Soils Scientist
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

STATE OF MONTANA
MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

July 25, 1973

Impact Assessment

Iron Cap Ranches #2
Ravalli County

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner, Soils Scientist

TYPE OF ACTION: Negative

LOCATION: 50.29 acre tract in the NE 1/4, NW 1/4, Section 33 and the NW 1/4, NE 1/4 , Section 33, Township 9 North, Range 19 West, MPM, Ravalli County, Montana.

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property.

PERTINENT INFORMATION: The owner would divide 50.29 acres into 20 residential lots. Water would be supplied by individual wells and sewage disposal by individual sewage systems. The development is located about four miles east of Stevensville, Montana.

COMMENTS:

1. Environmental Impact: None foreseen as roads already exist and the subdivision will not remove productive agricultural land from production.

2. Adverse Environmental Effects: None

3. Alternatives:

   a. Remove sanitary restriction.

   b. Not remove sanitary restriction.

4. This division action considered not significant.

   Basis for decision: With the use of the contour type drainfield systems, the soil and water conditions are suitable for individual water and sewer systems on the site without contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

July 26, 1973

Board of County Commissioners, Courthouse, Billings
City-County Planning Board, Courthouse, Billings
Mr. Allen Bond, Sanitarian, Courthouse, Billings
Environmental Quality Council, Helena
Fish and Game Department, Helena
Department of Intergovernmental Relations, Division of Planning, Helena
Alf Hulteng, Branch Office, Box 20296, Billings
Agnes Erwin, 3252 Camino Colorados, Lafayette, California
Ric Graetz, Box 894, Helena
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, 930 East Lyndale, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for McDougall Subdivision located in Yellowstone County, Montana.

If you have any questions, please let us know.

Sincerely yours,

A. P. Keppner

A. P. Keppner, Soils Scientist
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

July 26, 1973

Impact Assessment

McDougall Subdivision
Yellowstone County

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner,
Soils Scientist

TYPE OF ACTION: Negative

LOCATION: 7.74-acre tract known as McDougall Subdivision situated in the NW 1/4, NW 1/4, NW 1/4, Section 15, Township 1 South, Range 26 East, MPM, Yellowstone County, Montana.

PROPOSED ACTION: Remove sanitary restriction from property.

PERTINENT INFORMATION: Owner would subdivide 7.74 acre tract into 14 residential lots. Subdivision to be served by the city of Billings municipal water system and individual sewage system.

COMMENTS:

1. Environmental Impact: None foreseen provided septic tank drainfields are installed as follows. Due to groundwater rising to within five (5) feet three (3) inches from the surface, the bottom of the drainfield trench will not be over one (1) foot below the ground surface necessitating a portion of the field to be placed above ground in the form of a mound. The septic tank would have to be located with the discharge near ground level necessitating a surface mound. If the septic tanks were buried, a well with a sump pump would be required to lift the effluent to the drainfield level. Plans for the proposed individual sewage systems will be reviewed and approved by the Yellowstone County Health Department before construction is started.

   The development is within several blocks of the city limits of Billings, and city sewer lines should be available to service this area in several years.
2. Adverse Environmental Effects: None
3. Alternatives
   a. Remove sanitary restriction
   b. Not remove sanitary restriction
4. This division action considered not significant.
   Basis for decision: Provided that individual sewage systems are installed as prescribed above, the soil and water conditions are suitable for public water and individual sewage systems on the site without possibility of contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601
John S. Anderson M.D.
DIRECTOR

July 17, 1973

Board of County Commissioners, Courthouse, Missoula
City-County Planning Board, Courthouse, Missoula
City-County Health Department, Courthouse Annex, Missoula
Mr. Fletcher Newby, Environmental Quality Council, Helena
Department of Fish and Game, Helena
Department of Intergovernmental Relations, Planning and Economic Development Division, Helena
Mr. Carter Williams, Big Sky Lake Company, Box 1645, Great Falls
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for a 1.1611-Acre Tract in Lot 1, Section 29, Township 16 North, Range 19 West, M.P.M. on Big Sky Lake, Missoula County, Montana. This is submitted for your review and comments.

If you have any questions or comments, please feel free to contact this office.

Very truly yours,

A. P. Keppner

A. P. Keppner, Soils Scientist
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

July 17, 1973

Impact Assessment
1.1611-Acre Tract in Lot 1,
Sec. 29, T 16 N, R 19 W, M.P.M.
Missoula County

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner,
Soils Scientist

TYPE OF ACTION: Negative

LOCATION: 1.1611-acre tract in Lot 1, Section 29, Township 16 North, Range 14 West, MPM, Missoula County, Montana

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property.

PERTINENT INFORMATION: Single lot located on Big Sky Lake, wholly owned by the developer. This is one of 85 lots proposed for the total development.

COMMENTS:

Environmental Impact: None foreseen as this is only one lot in a total development of 85 lots.

Adverse Environmental Effects: None

Alternatives:

a. Remove sanitary restrictions.

b. Not remove sanitary restrictions.

This division action considered not significant.

Basis for decision: The soil and water conditions are suitable for individual water and sewer systems on the site without possibility of contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

July 17, 1973

Board of County Commissioners, Courthouse, Missoula
City-County Planning Board, Courthouse, Missoula
City-County Health Department, Courthouse Annex, Missoula
Mr. Fletcher Newby, Environmental Quality Council, Helena
Department of Fish and Game, Helena
Department of Intergovernmental Relations, Planning and Economic Development Division, Helena
Mr. Carter Williams, Big Sky Lake Company, Box 1645, Great Falls
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for a 1.1611-Acre Tract in Lot 1, Section 29, Township 16 North, Range 19 West, M.P.M. on Big Sky Lake, Missoula County, Montana. This is submitted for your review and comments.

If you have any questions or comments, please feel free to contact this office.

Very truly yours,

A. P. Keppner

A. P. Keppner, Soils Scientist
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

July 17, 1973

Impact Assessment
1.1611-Acre Tract in Lot 1,
Sec. 29, T 16 N, R 19 W, M.P.M.
Missoula County

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner,
Soils Scientist

TYPE OF ACTION: Negative

LOCATION: 1.1611-acre tract in Lot 1, Section 29, Township 16 North, Range 14 West, MPM, Missoula County, Montana

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property.

PERTINENT INFORMATION: Single lot located on Big Sky Lake, wholly owned by the developer. This is one of 85 lots proposed for the total development.

COMMENTS:

Environmental Impact: None foreseen as this is only one lot in a total development of 85 lots.

Adverse Environmental Effects: None

Alternatives:

a. Remove sanitary restrictions.

b. Not remove sanitary restrictions.

This division action considered not significant.

Basis for decision: The soil and water conditions are suitable for individual water and sewer systems on the site without possibility of contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

July 30, 1973

Board of County Commissioners, Courthouse, Missoula
City-County Planning Board, Courthouse, Missoula
City-County Health Department, Courthouse Annex, Missoula
Environmental Quality Council, Helena
Montana Fish and Game Department, Helena
Department of Intergovernmental Relations, Division of Planning and Economic Development, Helena
Dave Nunnallee, Branch Office, Box 1031, Kalispell
Jack Yonce, 105 Takima Drive, Missoula
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, 930 East Lyndale, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for Certificate of Survey #19 located in Missoula County, Montana.

If you have any questions, please let us know.

Sincerely yours,

A. P. Keppner

A. P. Keppner, Soils Scientist
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

July 30, 1973

Impact Assessment
Certificate of Survey #19
Missoula County

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner,
Soils Scientist

TYPE OF ACTION: Negative

LOCATION: 1.542-acre tract located in the SE 1/4, SW 1/4, Section 19, Township 13 North, Range 19 West, MPM, Missoula County, Montana.

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property.

PERTINENT INFORMATION: Single lot in the Orchard Homes area of the Missoula Valley.

COMMENTS:

1. Environmental Impact: None foreseen as this is only one lot in an area already in the process of urbanization.

2. Adverse Environmental Effects: None

3. Alternatives:

   a. Remove sanitary restriction
   b. Not remove sanitary restriction

4. This division action considered not significant.

   Basis for decision: The soil and water conditions are suitable for individual water and sewer systems on the site without possibility of contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

June 22, 1973

Board of County Commissioners, Courthouse, Livingston
City-County Planning Board, Courthouse, Livingston
R. A. Bray, M.D., County Health Officer, 121 South Third Street, Livingston
Ray Hedrick, Sanitarian, Box 109, Livingston
Mr. Fletcher Newby, Environmental Quality Council, Helena
Montana Fish and Game Department, Helena
Department of Intergovernmental Relations, Division of Planning and Economic Development, Helena
Alf J. Hulteng, Branch Office, Box 20296, Billings
Terrence W. Williams, Pray
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for a two-acre tract in Lot 6, Section 18, Township 6 South, Range 8 East, MPM, Park County, Montana, a proposed subdivision. This is submitted for your review.

If you have any questions or comments, please feel free to contact this office.

Very truly yours,

A. W. Clarkson

A. W. Clarkson, P.E.
Water Quality Bureau
Environmental Sciences Division

Enc.
AWC:sh
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

June 22, 1973

Impact Assessment
Two-Acre Tract in Lot 6, Sec. 18
T6S, R8E, MPM
Park County

DIVISON: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. W. Clarkson

TYPE OF ACTION: Negative

LOCATION: Two-acre tract in Lot 6, Section 18, Township 6 South, Range 8 East, MPM, Park County, Montana

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property

PERTINENT INFORMATION: Single lot south of Highway 89 about seven miles from Pray, Montana

COMMENTS:

1. Environmental Impact: None foreseen as only one lot is being segregated from large tract at present time. The existing land is relatively non-productive as grazing land.

2. Adverse Environmental Effects: None

3. Alternatives:

   a. Remove sanitary restriction

   b. Not remove sanitary restriction

4. This division action considered not significant.

   Basis for decision: The soil and water conditions are suitable for individual water and sewer systems on the site without possibility of contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

August 3, 1973

Board of County Commissioners, Park County Courthouse, Livingston
City-County Planning Department, Courthouse, Livingston
R. A. Bray, M.D., County Health Officer, Livingston
Ray Hedrick, Sanitarian, Box 109, Livingston
Environmental Quality Council, Helena
Department of Fish and Game, Helena
Department of Intergovernmental Relations, Division of Planning and Economic Development, Helena
Alf Hulteng, Branch Office, Box 20296, Billings
Frank Clark, Box 256, Gardiner
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, Helena
Ric Graetz, Box 894, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for Tract B, Park County Plat 626.

If you have any questions, please let us know.

Sincerely yours,

A. P. Keppner

A. P. Keppner, Soils Scientist
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

STATE OF MONTANA
MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

August 3, 1973

Impact Assessment
Tract B, Park County Plat 626

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner
Soils Scientist

TYPE OF ACTION: Negative

LOCATION: 1.50-acre tract loacted in the NW 1/4 of Section 5, Township 9 South, Range 8 East, MPM, Park County, Montana. It is situated along U. S. Highway 89 about five miles north of Gardiner, Montana.

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property

PERTINENT INFORMATION: Single lot to be used as a site for a single family residence. Water would be supplied by a developed spring and sewage disposal would be by septic tank and subsurface drainfield.

COMMENTS:

1. Environmental Impact: None foreseen as the single lot is in a subdivided area.

2. Adverse Environmental Effects: None

3. Alternatives:

   a. Remove sanitary restriction
   b. Not remove sanitary restriction

4. This division action considered not significant.

   Basis for decision: The soil and water conditions are suitable for on-site water and sewer systems without contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

July 19, 1973

Board of County Commissioners, Park County Courthouse, Livingston
City-County Planning Board, Courthouse, Livingston
R. A. Bray, M.D., County Health Officer, 121 South Third St., Livingston
Mr. Ray Hedrick, Sanitarian, Box 109, Livingston
Mr. Fletcher Newby, Environmental Quality Council, Helena
Montana Fish and Game Department, Helena
Department of Intergovernmental Relations, Planning and Economic Development Division, Helena
Alf Hulteng, Branch Office, Box 20296, Billings
Mr. William Scalise, 119 North Fifth, Livingston
Student Environmental Research Center, U of M, Room 212 Venture Center, Missoula
Montana State Library, 930 East Lyndale, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for an 8.871± acre tract of land in Lot 7, Section 7, Township 5 South, Range 9 East, MPM in Park County, Montana. This is submitted for your review and comments.

If you have any questions or comments, please feel free to contact this office.

Very truly yours,

A. P. Keppner

A. P. Keppner, Soils Scientist
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

July 19, 1973

Impact Assessment

8.871±-Acre Tract in Lot 7, Sec. 7,
T 5 S, R 9 E, MPM
Park County

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner,
Soils Scientist

TYPE OF ACTION: Negative

LOCATION: 8.871±-acre tract in Lot 7, Section 7, Township 5 South, Range 9 East, MPM, Park County, Montana.

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restrictions from property.

PERTINENT INFORMATION: Two-lot subdivision along the Yellowstone River about three miles northeast of Pray, Montana

COMMENTS:

1. Environmental Impact: None foreseen as only two residences would be developed on the tract. As land is already in private ownership, public access to the Yellowstone River will not be changed. The land is currently native pasture with a low-carrying capacity.

2. Adverse Environmental Effects: None

3. Alternatives:

   a. Remove sanitary restriction

   b. Not remove sanitary restriction

   Basis for decision: The soil and water conditions are suitable for individual water and sewer systems on the site without the possibility of contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

July 24, 1973

Board of County Commissioners, Park County Courthouse, Livingston
City-County Planning Board, Courthouse, Livingston
City-County Sanitarian, Box 109, Livingston
R. A. Bray, M.D., County Health Officer, 121 South Third, Livingston
Environmental Quality Council, Helena
Montana Fish and Game Department, Helena
Department of Intergovernmental Relations, Division of Planning and Economic Development, Helena
Alf Hulteng, Branch Office, Box 20296, Billings
Mr. Alan Glen, dba Livingston Corporation, Livingston
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, 930 East Lyndale, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for a tract of land located in the SW 1/2 of Section 8, Township 6 South, Range 8 East, MPM in Park County, Montana.

If you have any questions, please let us know.

Very truly yours,

A. P. Keppner

A. P. Keppner, Soils Scientist
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

July 24, 1973

Impact Assessment

4.325-Acre Tract in SW 1/2 Sec. 8
T 6 S, R 8 E, MPM
Park County

DIVISION: Water Quality Bureau
Environmental Sciences Division

Prepared by: A. P. Keppner,
Soils Scientist

TYPE OF ACTION: Negative

LOCATION: 4.325-acre tract in SW 1/4 Section 8, Township 6 South, Range 8 East, MPM, Park County, Montana.

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property.

PERTINENT INFORMATION: Single lot along Yellowstone River about seven miles southwest of Pray, Montana.

COMMENTS:

1. Environmental Impact: None foreseen as property has been used as a residence for the past thirty years. Therefore, no environmental changes will occur.

2. Adverse Environmental Effects: None.

3. Alternatives:

   a. Remove sanitary restriction
   b. Not remove sanitary restriction

4. This division action not considered significant.

   Basis for decision: The soil and water conditions are suitable for individual water and sewer systems on the site without possibility of contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

July 26, 1973

Board of County Commissioners, Courthouse, Billings
City-County Planning Board, Courthouse, Billings
Mr. Allen Bond, Sanitarian, Courthouse, Billings
Environmental Quality Council, Helena
Fish and Game Department, Helena
Department of Intergovernmental Relations, Div. of Planning, Helena
Alf Hulteng, Box 20296, Billings
Able Contractors, Inc., 815 Main Street, Billings
Ric Graetz, Box 894, Helena
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, 930 East Lyndale, Helena
Mueller Engineering, 1629 Avenue D, Suite 7, Billings

Gentlemen:

The enclosed environmental impact assessment has been prepared for Primrose Subdivision, Second Filing located in Yellowstone County, Montana.

If you have any questions, please let us know.

Sincerely yours,

A. P. Keppner

A. P. Keppner, Soils Scientist
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

July 26, 1973

Impact Assessment

Primrose Subdivision, Second Filing
Yellowstone County

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner, Soils Scientist

TYPE OF ACTION: Negative

LOCATION: 29.359-acre tract platted as the Primrose Subdivision, Second Filing situated in the E 1/2, Section 23, Township 1 North, Range 26 East, MPM, Yellowstone County, Montana.

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property.

PERTINENT INFORMATION: The owner would subdivide a 29.359-acre tract into 45 lots with approximately 25 percent of the area in streets and 5 percent in public park.

Water would be supplied by Billings Heights Water District and sewage disposal would be by individual sewage systems.

COMMENTS:

1. Environmental Impact. None foreseen as the contiguous area is over 50 percent developed. The property is highly productive irrigated agricultural land but is now too isolated from other cropland to enable its economic use as such.

2. Adverse Environmental Effects: None

3. Alternatives:

   a. Remove sanitary restriction

   b. Not remove sanitary restriction

4. This division action considered not significant.

   Basis for decision: The soil and water conditions are suitable for individual sewage systems on the site without contamination of surface or groundwater.

State of Montana

State Department of Health
AND ENVIRONMENTAL SCIENCES
P.O. BOX 1031
KALISPELL, MT 59901

JOHN S. ANDERSON, M.D.
EXECUTIVE OFFICER

July 18, 1973

Mr. Richard R. Whited, Rt. 1 B, Columbia Falls, MT 59912
Mr. Edgar Elson, Rt. 1 B, Columbia Falls, MT 59912
Mr. Fletcher Newby, Montana Environmental Quality Council
Helena, MT 59601
Board of County Commissioners, Flathead County, Courthouse
Annex, Kalispell, MT 59901
Montana Fish and Game Department, Helena, MT 59601
Flathead Area-Wide Planning Organization, 3 Ford Building,
Kalispell, MT 59901
B.C. McIntyre, M.D., Flathead County Health Officer, Whitefish,
MT 59937
Les Espeland, R.S., Flathead County Sanitarian, Box 919,
Kalispell, MT 59901
Environmental Sciences Bureau, Montana State Department of Health
and Environmental Sciences, Helena, MT 59601
Water Quality Bureau, Montana State Department of Health and
Environmental Sciences, Helena, MT 59601
Montana Department of Planning and Economic Development, Helena, MT 59601
Mr. Ben Wake, Administrator, Environmental Sciences Division,
Helena, MT 59601
Montana State Library, 930 E. Lyndale Ave., Helena, MT 59601
Stoltze Land and Lumber Co., Columbia Falls, MT 59912

Gentlemen:

Enclosed is a Preliminary Impact Assessment for the Rocking TR Trailer Court, a proposed mobile home park which has been submitted for approval and subsequent licensing.

The proposed development does not appear to be either significant nor controversial because of the convenient project location, midway between Whitefish and Columbia Falls. This observation could be somewhat misleading, however, because the area does not now contain any high density residential mobile home courts.

Plans and specifications are up to standard, and it is the intention of this office to recommend for approval and licensing unless it is firmly established that the project must be processed in accordance with the new Subdivision and Platting Law.

Sincerely,

Wilbur O. Aikin, P.E.
Public Health Engineer

WOA/kmh

PRELIMINARY IMPACT ASSESSMENT

Rocking TR Trailer Court

DIVISION:	PREPARED BY:	DATE:	TYPE OF ACTION:
Environmental Sciences	Wilbur O. Aikin	June 22,'73	Licensing of Trailer Court

LOCATION: A (Proposed) 57 unit trailer court, 3 miles due east of the Whitefish City Limits. Access is directly off of that east-west county road, north of the B.N.R.R., which links the north Whitefish area to the Stoltze Land & Lumber Co. mill at Half moon. Georeference is SE 1/4 of NE 1/4 of Section 34, T 31 N., R 21 W.

DESCRIPTION OF PROPOSED ACTION: The plan submitted to this office proposes that a 10 acre block of land, classified in Soil Capability unit V_s-1, be licensed for utilization as a Trailer Court. Each of the 57 lots is to be 90 ft. x 40 ft. in size, and the design lay-out is that of a standard grid. A series of 30 foot streets and 20 foot alleys, all of which are at right angles breaks the development up into ten separate smaller "blocks" of trailer spaces. A center strip of larger lots (75 ft. wide) has been reserved for water supply utility and recreation.

PERTINENT INFORMATION:

WATER SUPPLY: Water for this project is to be provided by a drilled well. Theoretically a project this size will require a 60 gpm source. Hydrogeological records from this immediate area indicate that 20 to 30 gpm wells are common; hence, an adequate flow is virtually assured, although this may require a battery of up to three wells. Plans and specifications also include a 2000 gallon hydropneumatic tank, a looped properly-sized distribution system and an approvable riser format for each individual lot.

SEWER: Sanitary waste is to be disposed of to individual septic tank and absorption field system. The typical system lay-out shows two lots per 1100 gallon septic tank, plus 210 linear feet of drainfield per septic tank. This design implies a minimum percolation rate of 1 inch in 15 minutes. Since field investigations showed rates of from 3 to 15 minutes per inch this soil disposal concept is acceptable. Piping and appurtenances for the proposed individual systems meet state regulations.

SOLID WASTE: Each lot will be provided with an approvable two-can garbage rack. Waste collected from these containers will be disposed of to the County wide landfill site.

FUTURE DEVELOPMENT: The developer also holds title to ten acres, contingent and in addition to, the block shown here. Should this phase prove successfull, the additional ground might be utilized for future expansion.

COMMENTS:

1. Environmental Impact: The area of proposed development is comparatively flat with a 2-3% slope to the S.S.W. It has never been flooded, and is not in a flood plain. No low or wet areas will require draining, and there will be no filling of existing water courses, ditches or ravines. At present the land appears as a cleared, weedgrown stump farm; the timber having been completely removed in thepast. A small stream known as Walker Creek courses through a meadow 100 yds. to the west, and the development could have an indeterminate secondary impact on the water quality in this stream. There is however, no question but htat the required ground water spacing between the local ground water table and the bottom of the absorption trenches can be met or exceeded.

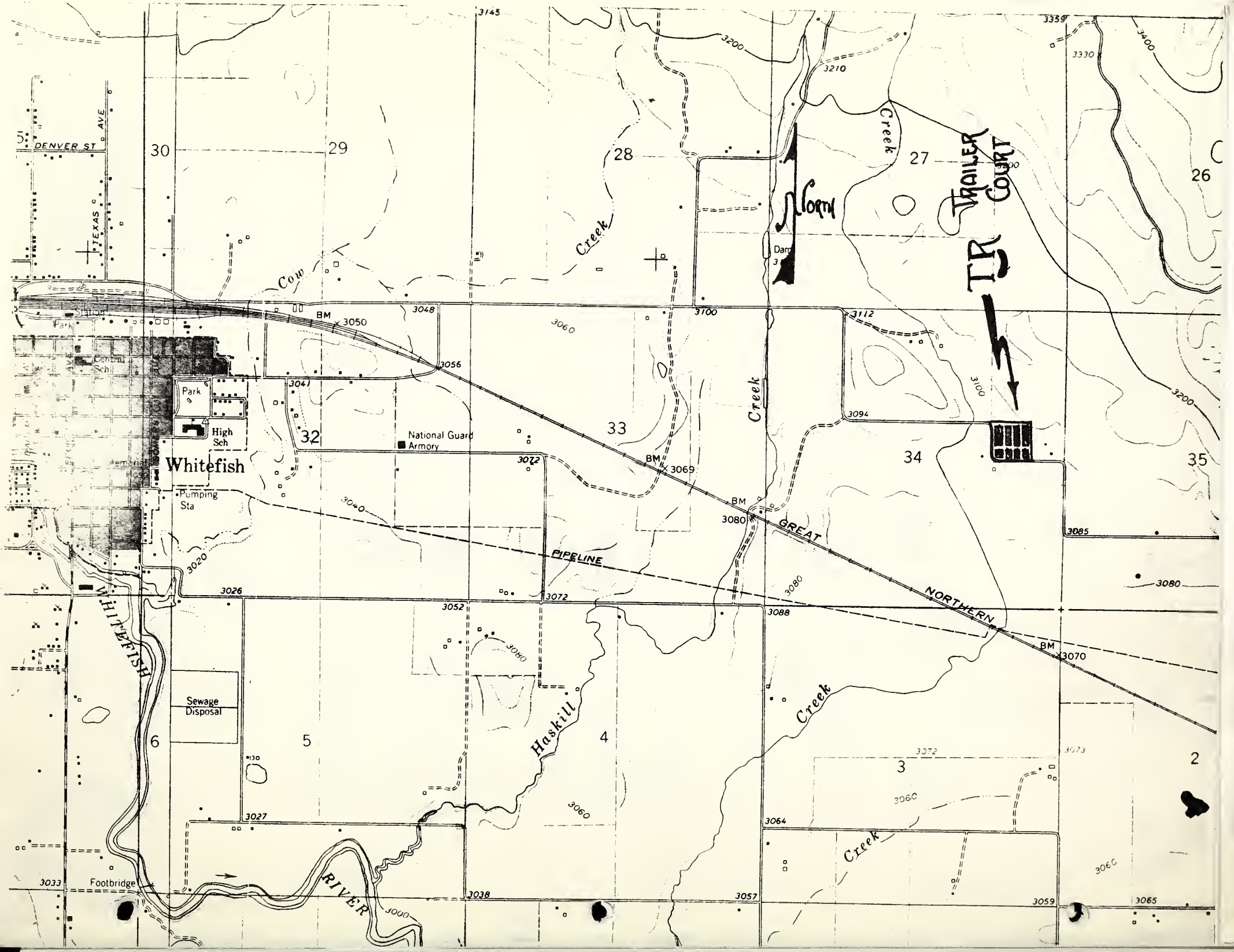
2. Adverse Environmental Effects: From the statuatory point of view (sewer, water and solid waste) there are no compelling, provable adverse impacts. The truly adverse aspects relate entirely to land usage, for this site is in a region never before utilized for high density residential purposes. The magnitude of the project is small, but in such an undeveloped rural setting, the impact on aesthetics, roads and traffic, air pollution, schools, and services could be signigicant.

3. Alternatives: To be perfectly candid, the alternatives open to this office are clouded. This project was submitted prior to July 1, 1973, and there is considerable precedent at the state level to make a recommendation consonant with the laws in effect at the time the plans and specifications were received. Conversely, the Flathead County Area-wide Planning Organization is of the opinion that because a license was not issued prior to July 1, 1973, the project should be processed according to the new legislation (H.B. 465 and S.B. 208).

If the former position prevails a recommended action for approval will be filed. If the A.P.O. viewpoint is accepted, alternatives will be established during the local public review process.

4. This Division Action Considered: Significant [ ] Not Significant [X

Basis for decision: The Act controlling Tourist Campgrounds, Section 69-5601 to 5607, and the Act to control water pollution, Section 69-4801 to 4827 requires written approval of plans and specifications by the State Department of Health and Environmental Sciences. The decision to either: 1. approve as submitted or, 2. hold for A.P.O. processing will depend upon the responses forwarded to this office from those agencies, or individuals receiving copies of this preliminary assessment.


DENVER ST
TEXAS AVE
Cow Creek
Creek
Creek
Creek
Creek
Haskill
WHITEFISH RIVER
Park
High Sch
Whitefish
Pumping Sta
National Guard Armory
Sewage Disposal
Footbridge
GREAT NORTHERN PIPELINE
Dam
TRAILER COURT
30
29
28
27
26
32
33
34
35
6
5
4
3
2
BM 3050
BM 3069
BM 3080
BM 3070
3145
3200
3210
3359
3330
3400
3048
3100
3112
3060
3056
3041
3094
3100
3200
3072
3040
3020
3085
3080
3026
3052
3072
3088
3080
3080
3027
3064
3072
3073
3060
3060
3060
3033
3038
3057
3059
3065
3000

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

July 17, 1973

Board of County Commissioners, Courthouse, Bozeman
City-County Planning Board, Courthouse, Bozeman
City-County Health Department, Box 639, Bozeman
Mr. Fletcher Newby, Environmental Quality Council, Helena
Montana Fish and Game Department, Helena
Department of Intergovernmental Relations, Planning and Economic Development Division, Helena
Mr. Wilbur Saunders, c/o Survco, Inc., 103 Commercial Drive, Bozeman
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, 930 East Lyndale, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for Saunders Riverside Acres, a proposed subdivision in Gallatin County. This is submitted for your review and comments.

If you have any questions or comments, please feel free to contact this office.

Very truly yours,

A. P. Keppner

A. P. Keppner, Soils Scientist
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

July 17, 1973

Impact Assessment

6.41-Acre Tract in NW 1/4, Section 36,
T 1 S, R 5 E, MPM
Gallatin County

Saunders Riverside Acres

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner,
Soils Scientist

TYPE OF ACTION: Negative

LOCATION: 6.41-acre tract in NW 1/4, Section 36, Township 1 South, Range 5 East, MPM, Gallatin County known as Saunders Riverside Acres.

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property.

PERTINENT INFORMATION: Residential tract along U. S. Highway 10 about two miles east of Bozeman, Montana

COMMENTS:

1. Environmental Impact: None foreseen as tract is already in residential use. It is to be subdivided into four lots.

2. Adverse Environmental Effects: None

3. Alternatives:

   a. Remove sanitary restriction

   b. Not remove sanitary restriction

4. This division action considered not significant.

   Basis for decision: The soil and water conditions are suitable for individual water and sewer systems on the site without possibility of contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

August 3, 1973

Board of County Commissioners, Courthouse, Bozeman
City-County Planning Department, Courthouse, Bozeman
City-County Health Department, Box 639, Bozeman
Environmental Quality Council, Helena
Montana Fish and Game Department, Helena
Department of Intergovernmental Relations, Division of Planning and Economic Development, Helena
Carter Williams, 730 South 15th Avenue, Bozeman
Thomas, Dean & Hoskins, 1111 North Seventh Avenue, Bozeman
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, Helena
Ken Porter, 502 South Grand, Bozeman
Ric Graetz, Box 894, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for Sourdough Creek Properties Subdivision 8-C in Gallatin County. Any comments should be received by this office within 30 days.

If you have any questions, please feel free to contact us.

Very truly yours,

A. P. Keppner

A. P. Keppner, Soils Scientist
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

August 3, 1973

Impact Assessment

Sourdough Creek Properties Subdivision 8-C
Gallatin County

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner,
Soils Scientist

TYPE OF ACTION: Negative

LOCATION: 12.744-acre tract loacted in the SW 1/4, Section 19 and the NW 1/4, Section 30, Township 2 South, Range 6 East, and in SE 1/4, Section 24 and the NE 1/4, Section 25, Township 2 South, Range 5 East, MPM, Gallatin County, Montana.

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property.

PERTINENT INFORMATION: The owner would subdivide 12.744 acres into 15 lots with 0.226 acres in roads. Water would be supplied through individual wells and sewage disposal would be by septic tanks and subsurface drainfields.

COMMENTS:

1. Environmental Impact: Agricultural land would be taken out of production. Since the development would be visible from a wide area, the aesthetics would be altered.

2. Adverse Environmental Effects: None if septic tanks and subsurface drainfields are restricted to the northwest one-third of Lot 17 and the western one-third of Lots 18, 19, 22, 23, 24, 25 and 26. Driveways would not be constructed across drainfields but could be constructed over septic tanks. A manhole access would be required. No restrictions on septic tank and drainfield location are necessary on Lots 20, 21, 27, 28, 29, 30 and 31.

3. Alternatives:

   a. Remove sanitary restrictions
   b. Not remove sanitary restrictions

4. This division action not considered significant.

   Basis for decision: The soil and water conditions are suitable for individual water and sewer systems on the site without contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

July 12, 1973

Board of County Commissioners, Courthouse, Bozeman
City-County Planning Board, Courthouse, Bozeman
City-County Health Department, Box 639, Bozeman
Mr. Fletcher Newby, Environmental Quality Council, Helena
Montana Fish and Game Department, Helena
Department of Intergovernmental Relations, Division of Planning and Economic Development, Helena
F. R. Gilskey and Elsie K. Gilskey, c/o Survco, Inc., 103 Comm. Drive, Bozeman
Student Environmental Research Center, Room 212, Venture Center, Missoula
State Library, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for Sunrise Acres, a proposed subdivision in Gallatin County. This is submitted for your review and comments.

If you have any questions or comments, please feel free to contact this office.

Very truly yours,

A. P. Keppner

A. P. Keppner
Water Quality Bureau
Environmental Sciences Division

APK:vlf
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

July 12, 1973

Impact Assessment

9.936-Acre Tract in SW 1/4, Section 16,
T2S, R6E, M.P.M., Gallatin County

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner

TYPE OF ACTION: Negative

LOCATION: 9.936-Acre Tract in SW 1/4, Section 16, T2S, R6E, M.P.M., Gallatin County, Montana

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property

PERTINENT INFORMATION: Sunrise Acres Subdivision located one mile east of Bozeman, Montana

COMMENTS:

1. Environmental Impact: None foreseen as this tract and the surrounding land has previously been removed from agricultural production and committed to residential development.

2. Adverse Environmental Effects: None

3. Alternatives:

   a. Remove sanitary restriction

   b. Not remove sanitary restriction

4. This division action considered not significant

   Basis for decision: The soil and water conditions are suitable for individual water and sewer systems on the site without the possibility of contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

July 26, 1973

Board of County Commissioners, Courthouse, Missoula
City-County Planning Board, Courthouse, Missoula
City-County Health Department, Courthouse Annex, Missoula
Environmental Quality Council, Helena
Fish and Game Department, Helena
Department of Intergovernmental Relations, Division of Planning, Helena
Sorenson & Company, Box 530, Missoula
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, 930 East Lyndale, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for Syringa Addition, a proposed subdivision in Missoula County, Montana. This is submitted for your review and comments.

If you have any questions or comments, please submit them within 30 days from this date.

Very truly yours,

A. P. Keppner

A. P. Keppner, Soils Scientist
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

July 26, 1973

Impact Assessment
Syringa Addition
Missoula County

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner,
Soils Scientist

TYPE OF ACTION: Negative

LOCATION: A 20.9-acre tract platted as Syringa Addition located in the SW 1/4, SE 1/4, Section 11, Township 13 North, Range 19 West, MPM, Missoula County, Montana.

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property.

PERTINENT INFORMATION: The owner would subdivide 20.9 acres into 62 residential lots with 4.1 acres in roads and 1.8 acres in park. Water service would be supplied by the Montana Power Company through their municipal water supply system. Sewage disposal would be through individual subsurface sewage systems.

The possible use of a public sewage system was investigated. The Missoula city municipal system would not be available until property between this subdivision and the city limits was annexed. A public sewer system on an adjacent subdivision was unavailable due to its limited capacity. With the soil, water and geologic characteristics of this tract exceeding requirements for environmentally safe on-site sewage disposal, this department could not justify insistance on the installation of a new public sewer system for this development.

COMMENTS:

(1) Environmental Impact: None foreseen as area is contiguous to other residential subdivisions. Its development will not remove highly productive agriculture land from use or will it affect any patterns of wildlife use.

(2) Adverse Environmental Effects: None

(3) Alternatives:
a. Remove sanitary restriction
b. Not remove sanitary restriction

(4) This division action not considered significant.

Basis for decision: The soil and water conditions are suitable for individual sewage systems on the site without contamination of surface or groundwater.

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.
DIRECTOR

July 27, 1973

Board of County Commissioners, Beaverhead County Courthouse, Dillon
City-County Planning Board, Courthouse, Dillon
A. L. Juergens, M.D., County Health Officer, Box 468, Dillon
Mr. Chris Kraft, Sanitarian, Courthouse, Dillon
Environmental Quality Council, Helena
Fish and Game Department, Dillon
Department of Intergovernmental Relations, Div. of Planning, Helena
Soil Conservation Service, Dillon
U. S. Forest Service, Dillon
Bureau of Land Management, Dillon
Water Resources Board, 224 South Montana, Dillon
Ainsworth & Associates, Box 298, Missoula
Mr. Richard Burns, 120 East Glendale, Dillon
Mr. Ric Graetz, Box 894, Helena
Student Environmental Research Center, Room 212 Venture Center, Missoula
Montana State Library, 930 East Lyndale, Helena

Gentlemen:

The enclosed environmental impact assessment has been prepared for Torrey Mountain Ranch Recreation Development, Phase 1 located in Beaverhead County.

This is submitted for your review and comments. Any comments made should be received by this office within 30 days.

If you have any questions, please let us know.

Sincerely yours,

A. P. Keppner

A. P. Keppner, Soils Scientist
Water Quality Bureau
Environmental Sciences Division

APK:sh
Enclosure
cc: Ben Wake

MONTANA STATE DEPARTMENT OF HEALTH
AND
ENVIRONMENTAL SCIENCES

July 27, 1973

Impact Assessment

Torrey Mountain Ranch
Recreational Development
Phase 1

DIVISION: Water Quality Bureau
Environmental Sciences Division

PREPARED BY: A. P. Keppner,
Soils Scientist

TYPE OF ACTION: Negative

LOCATION: ± 45.9-acre tract in Sections 4, 8 and 9, Township 5 South, Range 12 West, MPM, Beaverhead County, Montana. Maverick Mountain Ski Area is one mile and Elkhorn Hot Springs is three miles north. Clark Creek flows northeast to southwest through the south end of the property.

DESCRIPTION OF PROPOSED ACTION: Remove sanitary restriction from property

PERTINENT INFORMATION: The owner would divide 45.9 acres into 42 residential lots with 8.3 acres in roads and 10.1 acres in common green. Two man-made lakes are in the middle of the property with one planned for the future.

COMMENTS:

1. Environmental Impact: Use of the property would be changed from pastoral to residential. The native bunchgrass-sage vegetative cover would be replaced by tame grasses and the aspen groves would give way to horticultural varieties of trees and shrubs. This should have minimal effect on Clark Creek as the streambank area is in common green and would not be disturbed.

2. Adverse Environmental Effects: None

3. Alternatives:

   a. Remove sanitary restriction
   b. Not remove sanitary restriction

4. This division action considered not significant.

   Basis for decision: The soil and water conditions are suitable for individual water and sewer systems on the site without contamination of surface or groundwater.